

AMENDING OFFICIAL ZONING MAP

NORTH SIDE OF ALAMANCE CHURCH ROAD BETWEEN SHARPE ROAD AND ZORNBROOK DRIVE

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family to Conditional District – RM-5 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the northern right-of-way line of Alamance Church Road, said point being the southeast corner of Eddie L. Rodgers as recorded in Deed Book 5909, Page 889 in the Office of the Guilford County Register of Deeds; thence along Rodgers' line N04°20'00"W 655.56 feet to a point; thence S85°01'44"E 240.01 feet to a point; thence N07°07'53"W 179.60 feet to a point; thence S88°30'31"E 136.00 feet to a point; thence S01°29'30"W 870.64 feet to a point in the northern right-of-way line of Alamance Church Road; thence along said right-of-way line N68°22'54"W 305.86 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – RM-5 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: 24 townhouse or twin home units.
- 2) Each unit will have an enclosed garage (1 or 2 cars).
- 3) No more than 2 stories.
- 4) 20-foot undisturbed buffer along east property line with the exception to allow for additional planting as required by ordinance.
- 5) The area north of a common line between Zornbrook Lots 26 and 27 to be retained as open space.
- 6) No homes are to front on Alamance Church Road.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on September 22, 2006.